

## **SUMMARY MINUTES**

**BUILDING ADVISORY BOARD      TUESDAY – APRIL 10, 2007 – 4:00 P.M.**  
**ROOM 107, CITY-COUNTY BUILDING**

**Members Present:** Kenny Hancock, Diana Dierks, Vernie Stillings, Steve Barnett, Rick Walters, Bob Haworth, Jim Manley, Dallas Bruhl, Mike Prester (Mike arrived at 4:40 p.m.)

**Members Absent:** Bob Dolan

**Staff Present:** Mike Roberts, Sue Cline

**Audience Count:** 2

Meeting was called to order by Bob Haworth, Chairman, at 4:00 pm

### **(A) Approval of March 13, 2007 minutes**

The minutes did contain an error related to the Agenda Item C, regarding a motion made by Kenny Hancock. The motion contained wording that was not the intent of the motion made by Kenny. The board discussed the motion and all agreed that their understanding of the motion and what they voted on did not contain the words:

*“previous discussion had clarified that licensed interns in these vocations would be eligible”*

**MOTION: Kenny Hancock -** to strike the above referenced words from the March 13, 2007 minutes

**SECOND:** Dallas Bruhl

**VOTE:** 8-0, motion carried

**MOTION:** to approve the minutes as corrected, Vernie Stillings

**SECOND:** Diana Dierks

**DISCUSSION:** None

**VOTE:** 8-0 – motion carried

### **(B) Request by local plumbing contractors and the Saline Homebuilders to amend Section 408.2 of the Uniform Plumbing Code regarding fixture sealing.**

**Mike Roberts** presented the staff report for this agenda item (see copy of staff report in these minutes). Mike also reported that today’s agenda and staff report was sent to all contractors who obtained a permit for new home construction within the past year. He

noted that none of those contractors are in attendance, except for Daryl Bixby and Mike Flory.

Questions or comments from staff: None

Questions or comments from public:

**Daryl Bixby** – stated that he thinks caulking would prevent knowledge of a leaking toilet especially when there is a wood floor and sub-floor. The caulking seals the toilet so you can't tell if you have a leak.

No other public comments/questions. Bob Haworth brought the item back to the board for further questions or comments.

**Bob Haworth** – asked if there was a health safety issue.

**Mike Roberts** – stated that the intent of the code does not discriminate between commercial and residential installations.

**Jim Manley** – asked if other cities provide an exception in their codes.

**Mike Roberts** – said that he did not poll other communities but stated that he knows other cities have not amended their codes. He does not know, however, if they enforce that section of the code.

**Vernie Stillings** – thinks the amendment is not necessary

**Kenny Hancock** – stated that he sees and understands the intent of the codes and sees value in enforcing it in commercial applications but sees no value in residential installations. If sewer gas is leaking he would want to know about it – sewer gas is more corrosive than water to sub floors and wood components.

**Diana Dierks** – stated that she replaced 3 stools in their home – no caulking was present but they still had to replace the flooring because it had yellowed. She thinks not caulking did make it easier to pull up the old toilets

**Kenny Hancock** – stated that caulking is for sealing – not for structural stability

**Rick Walters** – stated that he agrees with Kenny's comments and thinks that the code should require caulking in commercial but not residential.

**Kenny Hancock** – stated that most people do not like caulking around toilet sin more expensive homes – an esthetic issue. He stated that he still feels caulking is not necessary in residential applications and not just because of esthetics.

**Bob Haworth** – reminded the board that findings of fact are necessary for any recommended code amendment changes

**Mike Roberts** – stated that a residential setting still has the potential for water to get on the floor.

**Bob Haworth** – If there are no health safety concerns then it should not be required.

**Diana Dierks** – asked if there was any concern about mold.

**Kenny Hancock** – stated that in his experience mold does grow on sub-floor components.

**Mike Roberts** – reminded the board that the current code states that all fixtures that join walls and floor are required to be caulked

**Bob Haworth** – stated again that we need specific reasons why the code should be amended.

**Steve Barnett** – stated that he recently talked to at least five plumbers who are against this requirement especially in residential applications.

*(Mike Prester arrived, 4:40 p.m.)*

**Bob Haworth** – summarized the findings of facts as he understands them from the board members:

1. Helps stool breath
2. Not as much potential for external water getting under toilets in residential settings
3. Some floor good do not mix well with caulking, from an esthetic standpoint

**Mike Roberts** – suggested that perhaps it is reasonable only for floors that are not impervious surface (e.g. wood)

**Kenny Hancock** – stated that he thinks caulking is valuable in all commercial installations regardless of the type of floor

**Mike Roberts** – asked if the board intended any code amendment to include all residential uses, like motels, boarding houses, etc. In answer to that question several board members indicated that their intent would be to recommend the code amendment only for buildings governed by the International Residential Code.

**Bob Haworth** – brought this agenda item back to the board for action.

**MOTION:** Kenny Hancock made a motion for the board to recommend approval of a code amendment to the Uniform Plumbing Code which would eliminate the requirement for sealing stools (caulking water closets) in dwellings governed by the International Residential Code, based on findings of fact as follows:

1. Helps stool breath

2. Not as much potential for external water getting under toilets in residential settings
3. Some floor good do not mix well with caulking, from an esthetic standpoint

**SECOND:** Rick Walters

**DISCUSSION:** None

**VOTE:** 8-1 motion carried (Jim Manley opposed)

**(C) Other Business**

1. Mike Roberts reported on the status of contractor licensing and summarized the ordinance that the City Commission passed on April 9, 2007
2. The next meeting, May 8, will be review and discussion of the International Existing Building Code (IEBC)

**MOTION TO ADJOURN:** Mr. Haworth adjourned the meeting directly at 4:50 p.m.

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Michael Roberts